

2007-R-098

Property Owner(s): Donald Dean
William & Belinda Day
John & Sharon Richardson
James & Diana McCory

Agent: Donald Dean

Existing Zoning: AG (Agriculture)

Requested Zoning: RR1 (Rural Residential Single Family)

Existing FLUM: Agriculture

Requested FLUM: No Change

STAFF ANALYSIS

Part I. General Information:

Applicant: Donald Dean
William & Belinda Day
John & Sharon Richardson
James & Diana McCory

Agent: Donald Dean

Project Location: High Tide Drive - From Munson Highway turn right on Pat Brown Road then right on Obie Willis to High Tide Drive

Parcel Number: 25-2N-28-0000-00301-0000, 25-2N-28-0000-00313-0000, 25-2N-28-0000-00318-0000, 25-2N-28-0000-00320-0000

Parcel Size: 9.65 (+/-) acres

Purpose: Single Family Residential

Requested Action: Amendment of the Land Development Code Official Zoning Map changing the zoning district **from AG to RR1**.

Existing Zoning Description: AG (Agriculture District) allows detached single family residential structures and mobile homes. Also allows accessory structures, facilities and uses customarily found on farms and used expressly for activities conducted in connection with farming operations, commercial and non-commercial agriculture, poultry, horse and livestock raising, provided all buildings for such accessory uses meet setback requirements for primary buildings. Maximum allowable density = 1 dwelling unit (du) per acre.

Proposed Zoning Description: RR-1 (Rural Residential Single Family District) allows detached single family residential structures, group homes, and accessory structures and facilities. Mobile homes are prohibited. Maximum allowable density = 2 du's per acre.

It should be noted that since the implementation of zoning, 9 parcels have been divided from the parent parcel creating a total of 10 separate parcels. 8 out of the 10 parcels are non-conforming and do not meet the minimum lot size requirements for the current agriculture zoning district. The proposed rezoning to RR1 (2 dwelling units per acre) will only rectify the lot sizes for 2 of the non-conforming lots regarding the minimum lot size requirements.

Existing FLUM: Agriculture

Proposed FLUM: No Change

Current Use of Land: Wooded and Vacant

Surrounding Zoning: The property is surrounded by Agriculture.

Rezoning History: No rezonings have occurred in the vicinity of the proposed site.

Part II. Data and Analysis (Consistency with the Santa Rosa County Comprehensive Plan):

A. Infrastructure Availability:

(1) Predicted Maximum Roadway Impact:

The current zoning would produce approximately 46 average daily vehicle trips onto Munson Highway. The proposed zoning could produce approximately 92 average daily vehicle trips onto local roadways. The overall net affect of the rezoning would be 46 new daily trips onto Munson Highway. Rated at LOS Standard "D", the current available capacity of 9,300 trips thus indicates available capacity for the proposed zoning and is not expected to decrease the LOS below its current "D" Standard. Specific traffic computations are provided as an appendix to this analysis.

(2) Potable Water:

The City of Milton

Maximum Capacity:	5.72 million gallons per day
Average Flow:	2.08 million gallons per day

A letter dated September 18, 2007 from the servicing utility (City of Milton) indicates the servicing utility indicates currently provides water to High Tide Drive. The proposed amendment is not expected to create capacity problems for the City of Milton.

(3) Sanitary Sewer:

Sanitary sewer is not available at this location. The applicant indicates that sewer will be handled by private septic tank (subject to required permits from the County Health Department). Based upon staff discussions with the County Health Department, the ability to obtain a septic tank is based on the jurisdictional wetlands boundaries determined and verified by the applicable agencies. Actual development of the site is further subjected to suitability of soil types for any proposed construction.

(4) Solid Waste:

The applicant indicates a private hauler will be used to transport solid waste from the site. Currently the landfill has approximately 52% of the permitted airspace remaining. Based on estimated population projections, the remaining life of this airspace is approximately 30 years.

(5) Parks, Recreation and Open Space:

There are no Neighborhood or Community parks located near the subject site, and the applicant does not indicate if they plan to include recreation facilities as part of their development.

B. Compatibility:

Policy 5.1.C.8 of the Comprehensive Plan states:

"the County shall continue to utilize the Future Land Use Map amendment, rezoning, conditional use and special exception approval process to assure that new proposed land uses are compatible with existing residential uses, and will not significantly contribute to the degradation of residential neighborhoods."

Currently, the majority of uses surrounding the site are a few single family residential homes and wetlands; therefore the request is consistent with this policy. It is unknown if all the other requirements of the Land Development Code and Comprehensive Plan will be adhered to.

C. Suitability:

Policy 3.1.E.6 of the Comprehensive Plan states:

"the County shall use the latest version of the Flood Damage Prevention Ordinance promulgated by the FEMA to determine the location of the 100-year floodplain and flood prone areas and development shall be limited in those areas, consistent with FEMA requirements."

Flood zone maps show this area is located within a FLOODWAY. This is a high risk flood area. Before any structure can be constructed, a No Rise Certification from a Florida Registered Engineer will be required. All structures will need to be elevated on pilings. No enclosures are allowed below the base flood elevation. The elevation requirement to the top of the finished floor for this area ranges from 20 feet to 21 feet depending on location. The request is thus inconsistent with this policy.

Policy 8.1.A.1 of the Santa Rosa County Comprehensive Plan states:

"Amendments to the Future Land Use Map for parcels identified on the National Wetlands Inventory Map as containing wetlands must demonstrate that protection will be provided to avoid any added impact to wetlands. For purposes of Future Land Use Map amendment reviews, incompatible uses will be those uses that would necessarily result in a greater impact to on-site wetlands than would occur under the current Future Land Use designation. If necessary to fulfill this requirement, the applicant may be required to submit a survey indicating the location of jurisdictional wetlands along with site plans demonstrating the potential impact of development under the current Future Land Use designation and under the proposed Future Land Use designation".

The National Wetlands Inventory Map indicates wetlands throughout the site.

A jurisdictional wetlands survey and/or a conceptual site plan demonstrating the proposed use would not result in a greater impact to on-site wetlands has not been provided by the applicant. The request is thus inconsistent with this policy.

Further, Policy 8.1.A.1 states:

"The County maintains a comprehensive approach to wetlands protection, including the following components:... Preservation..., Future Land Use Map..., Permitting and Mitigation..., Avoidance and Minimization of Impacts of Development..., and Buffers..."

Specifically therein, this policy also states:

*"Land uses that are consistent with the Future Land Use Map will be allowed so long as they are designed to avoid or minimize impact on jurisdictional wetlands. ...**New lots shall not be created and/or platted that do not contain sufficient buildable upland areas in order to provide a reasonable use for the lot under the requirements of the Comprehensive Plan.**"*

As stated previously, development of the site is limited based on the jurisdictional wetlands boundaries determined and verified by the applicable agencies. Actual development of the site is further subjected to suitability of soil types for any proposed construction. The request is therefore, inconsistent with these policies.

Policy 7.1.A.3 of the Santa Rosa County Comprehensive Plan States:

"Coastal High Hazard Areas shall be defined as the area below the elevation of the Category 1 storm surge line as established by a Sea, Lake and Overland Surges from Hurricanes (SLOSH) computerized storm surge model. A generalized map of the Coastal High Hazard Areas (CHHA) in Santa Rosa County is depicted on the Future Land Use Map Series".

Objective 7.1.B of the Comprehensive Plan states:

"The County shall direct population concentrations away from Navarre Beach and the entire Coastal High Hazard."

The subject property is located within the Coastal High Hazard Area (CHHA) and the hurricane category storm surge maps indicate that the property is located within a category 1 hurricane storm surge zone. The proposed rezoning is therefore inconsistent with this policy and objective.

D. Urban Sprawl

Policy 3.1.G.4 of the Comprehensive Plan states:

"no future land use category may be changed and no rezoning may be approved unless a finding is made that the change in land use or land use classification or zoning category will promote compact development and discourage urban sprawl. The Santa Rosa County Board of County Commissioners shall be responsible for making such finding upon receipt of a report from the LPA."

This subject parcel is located in an environmentally sensitive area within a riverine floodplain system. Surrounding land uses include active silviculture and sparsely scattered dwelling units. As previously noted, the proposed rezoning would rectify the minimum lot sizes for only two created lots. Rezoning the current parent parcel to RR1 would create additional density in this location and would be considered urban sprawl. The proposed rezoning is therefore inconsistent with this policy and objective.

E. Consistency with Land Development Code

Note: None of these parcels as they exist today meet the road frontage requirements of the Land Development Code.

Article 2.04.00(C)(9) of the Land Development Code states:

"The dividing of a parcel of land in the Agricultural zoning district (AG), resulting in a parcel which does not possess the required road frontage, may be approved by the Planning & Zoning Department with the following provisions:

A. A parent parcel may only be subdivided to create a maximum of three (3) new lots, which do not meet minimum road frontage requirements. The three new lots will include the remainder of the parent parcel if road frontage requirements cannot be met.

C. The maximum allowable density of the parcel created shall not exceed the allowable density of one dwelling unit per acre."

Furthermore, a rezoning to RR1 will require a Special Exception before the Board of Adjustments as per Article 2.04.00(C)(9) of the Land Development Code which states:

To permit the dividing of a parent parcel in the RR-1, R-1, R-1M, and R-1A zoning districts, resulting in a parcel(s) which will not possess the required road frontage. A parent parcel is defined as those lots of record as of October 22, 1998. A parent parcel may be subdivided with the following provisions:

A. A parent parcel may only be subdivided to create a maximum of three (3) new lots which do not meet minimum road frontage requirements. The three new lots will include the remainder of the parent parcel if road frontage requirements cannot be met.

2007-R-098 Traffic Analysis Append

Traffic Analysis Append

For the AG estimation:

Single Family Detached Housing (210)

9.65 acres x 1 du's/acre = 9.65 possible units
Average Rate: $9.57 \times 9.65 = 92.35$ Average Daily Trips
Driveway %: $0.50 \times 92.35 = 46.17$ Average Daily Trips
New Trip % = 100%; $46.17 \times 1.00 = 46.17$ New daily Trips

Selection of the ITE data plot (210) for Single Family Detached Housing was made because this was the worst case scenario or the maximum allowable level of development intensity within the zoning district. The independent variable (Dwelling Units) was chosen in accordance with professionally accepted practices: there was a coefficient of determination of 0.96 for this data plot; the standard deviation of 3.69; and there was a large sample size (350 studies).

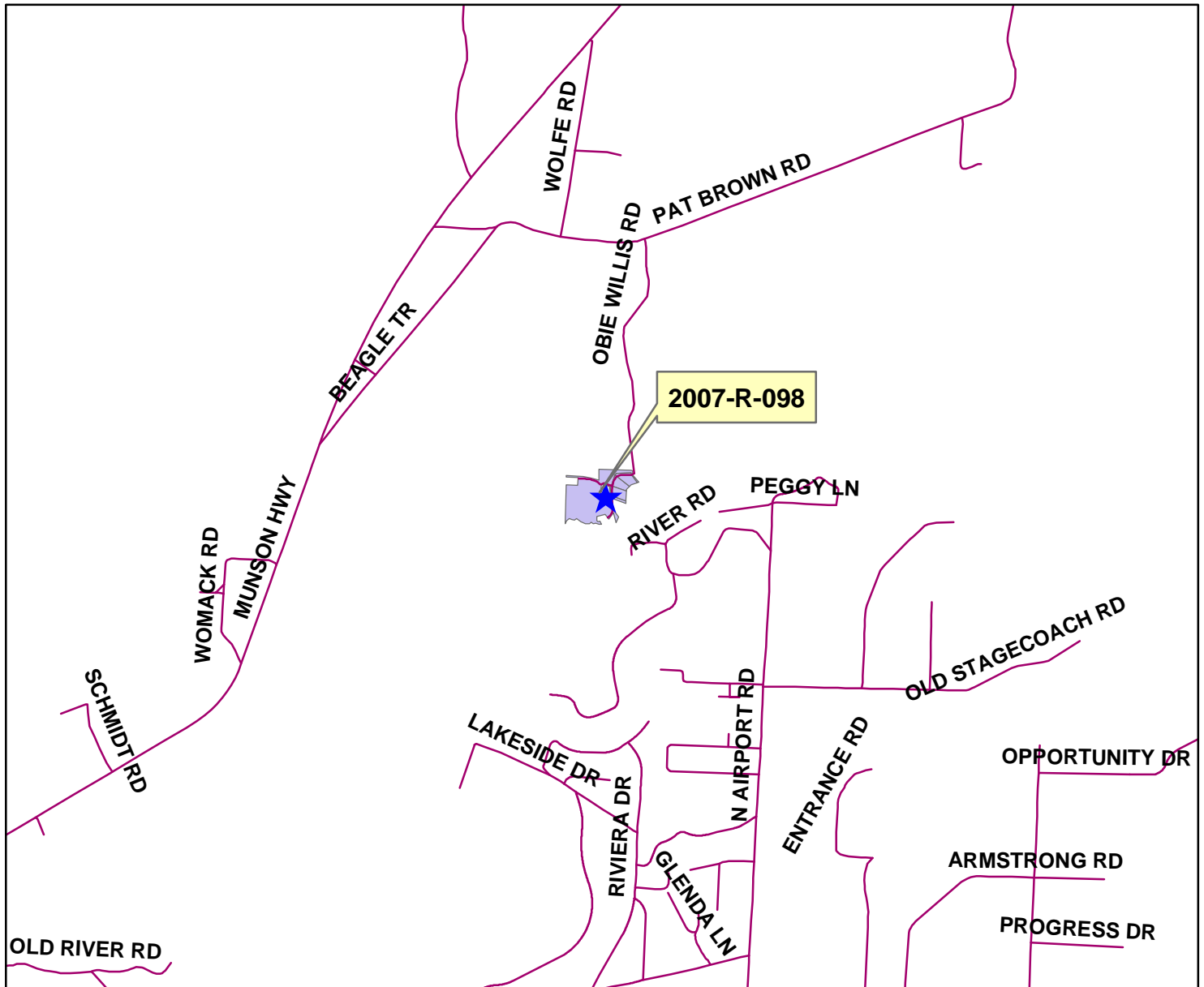
For the RR1 estimation:

Single Family Detached Housing (210)

9.56 acres x 2 du's/acre = 19.12 possible units
Average Rate: $9.57 \times 19.12 = 182.97$ Average Daily Trips
Driveway %: $0.50 \times 182.97 = 91.48$ Average Daily Trips
New Trip % = 100%; $91.48 \times 1.00 = 91.48$ New Daily Trips

Selection of the ITE data plot (210) for Single Family Detached Housing was made because this was the worst case scenario or the maximum allowable level of development intensity within the zoning district. The independent variable (Dwelling Units) was chosen in accordance with professionally accepted practices: there was a coefficient of determination of 0.96 for this data plot; the standard deviation of 3.69; and there was a large sample size (350 studies).

Location Map (2007-R-098)



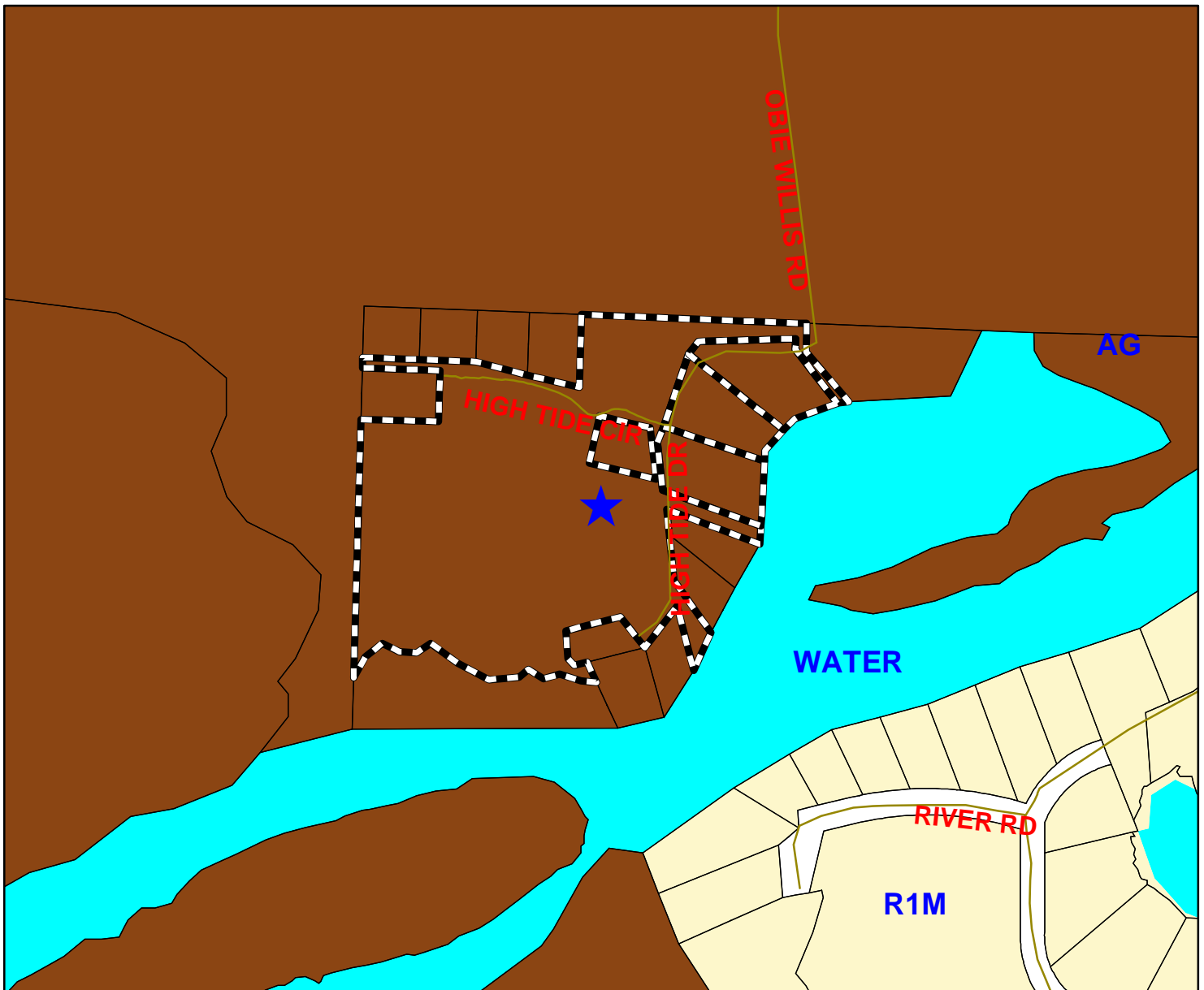
1 inch equals 2,000 feet



TextDisclaimer:

The GIS maps and data distributed by the Santa Rosa County BOCC departments are derived from a variety of public and private sector sources considered to be dependable, but the accuracy, completeness, and currency thereof are not guaranteed. The Santa Rosa County Commission makes no warranties, expressed or implied, as to the accuracy, completeness, currency, reliability, or suitability for any particular purpose of information or data contained in or generated from the County Geographic Database. Additionally, the Santa Rosa Commission or any agent, servant, or employee thereof assume no liability associated with the use of this data, and assume no responsibility to maintain it in any matter or form.

Current Zoning (2007-R-098)



1 inch equals 300 feet



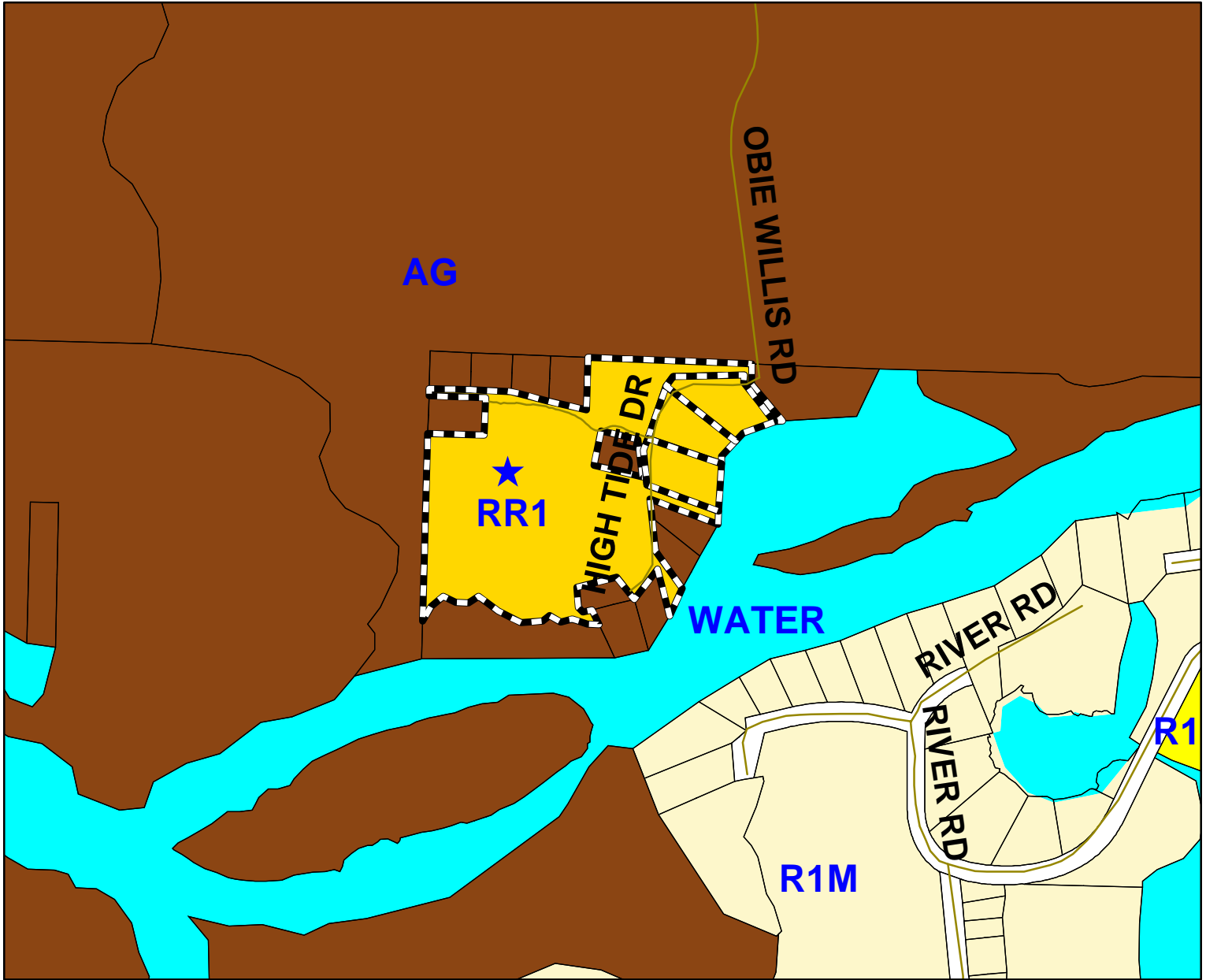
Legend

Streets	Historical/Multiple Family (HR-2)	Mixed Residential Subdivision (R-1M)	Navarre Beach - Planned Mixed Use Development
07-R-098_Rezoning	Restricted Industrial (M-1)	Medium Density Residential (R-2)	Navarre Beach - Conservation/Recreation
Parcels	General Industrial (M-2)	Medium Density Mixed Residential (R-2M)	Navarre Beach - Single Family
Zoning District	PID	Medium High Density Residential (R-3)	Navarre Beach - Medium High Density
Agriculture/Rural Residential (AG)	Neighborhood Commercial (NC)	Rural Residential Single Family (RR-1)	Navarre Beach - Utilities
Agriculture (AG2)	Passive Park (P-1)	Town Center 1 (TC1)	State
Marina (C-1M)	Active Park (P-2)	Town Center 2 (TC2)	Right of Ways
Marina and Yacht Club (C-2M)	Planned Business District (PBD)	Navarre Beach - Commercial	Military
Historical/Commercial (HC-1)	Planned Unit Development (PUD)	Hotel - Navarre Beach	Water
Highway Commercial Development (HCD)	Single Family Residential (R-1)	Navarre Beach - High Density	Municipal Boundaries
Historical/Single Family (HR-1)	Single Family Residential (R-1A)	Navarre Beach -Medium Density	

TextDisclaimer:

The GIS maps and data distributed by the Santa Rosa County BOCC departments are derived from a variety of public and private sector sources considered to be dependable, but the accuracy, completeness, and currency thereof are not guaranteed. The Santa Rosa County Commission makes no warranties, expressed or implied, as to the accuracy, completeness, currency, reliability, or suitability for any particular purpose of information or data contained in or generated from the County Geographic Database. Additionally, the Santa Rosa Commission or any agent, servant, or employee thereof assume no liability associated with the use of this data, and assume no responsibility to maintain it in any matter or form.

Proposed Zoning Map (2007-R-098)



1 inch equals 400 feet



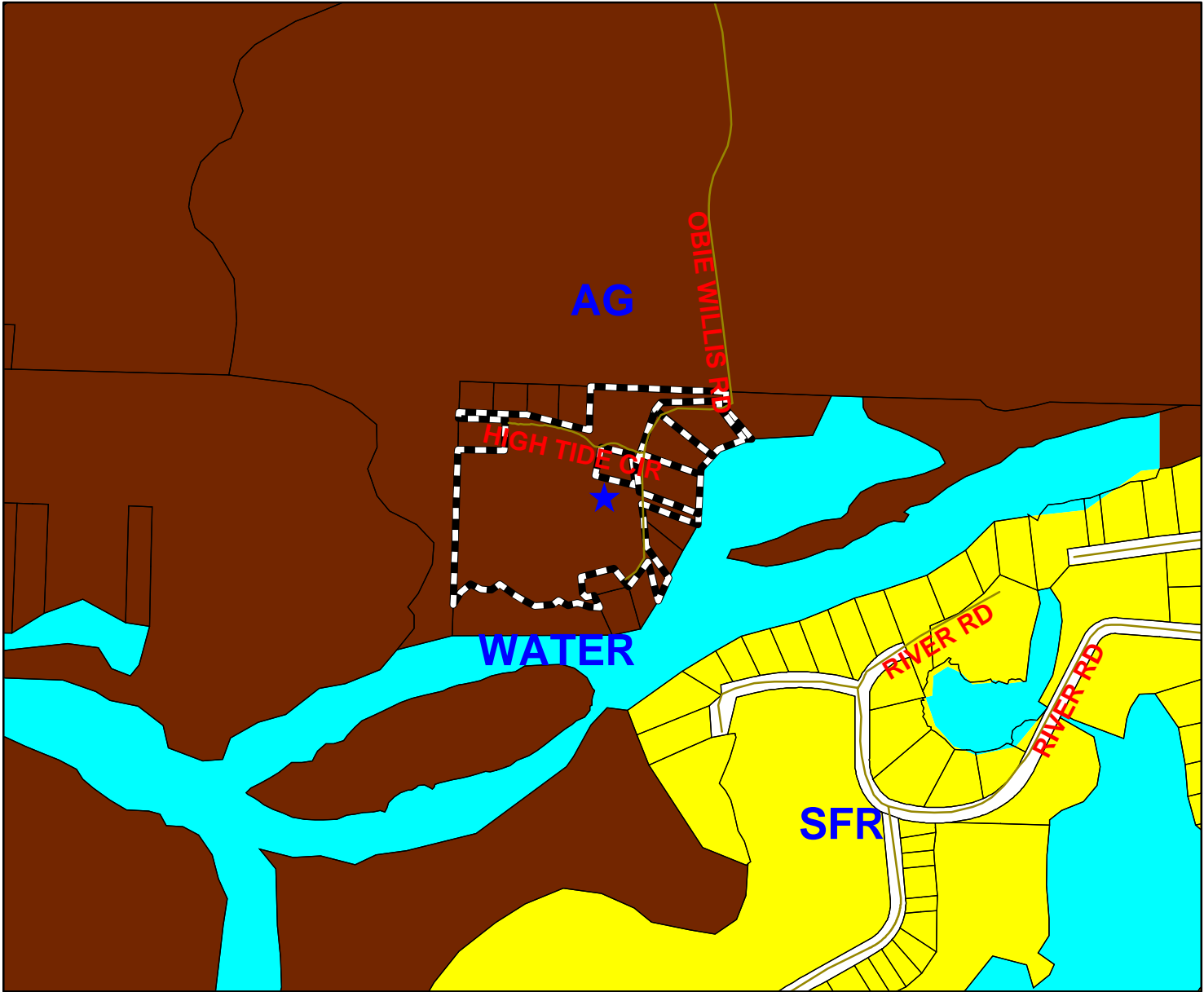
Legend

Streets	Historical/Multiple Family (HR-2)	Mixed Residential Subdivision (R-1M)	Navarre Beach - Planned Mixed Use Development
07-R-098_Rezoning	Restricted Industrial (M-1)	Medium Density Residential (R-2)	Navarre Beach - Conservation/Recreation
Parcels	General Industrial (M-2)	Medium Density Mixed Residential (R-2M)	Navarre Beach - Single Family
Zoning District	PID	Medium High Density Residential (R-3)	Navarre Beach - Medium High Density
Agriculture/Rural Residential (AG)	Neighborhood Commercial (NC)	Rural Residential Single Family (RR-1)	Navarre Beach - Utilities
Agriculture (AG2)	Passive Park (P-1)	Town Center 1 (TC1)	State
Marina (C-1M)	Active Park (P-2)	Town Center 2 (TC2)	Right of Ways
Marina and Yacht Club (C-2M)	Planned Business District (PBD)	Navarre Beach - Commercial	Military
Historical/Commercial (HC-1)	Planned Unit Development (PUD)	Hotel - Navarre Beach	Water
Highway Commercial Development (HCD)	Single Family Residential (R-1)	Navarre Beach - High Density	Municipal Boundaries
Historical/Single Family (HR-1)	Single Family Residential (R-1A)	Navarre Beach - Medium Density	

TextDisclaimer:

The GIS maps and data distributed by the Santa Rosa County BOCC departments are derived from a variety of public and private sector sources considered to be dependable, but the accuracy, completeness, and currency thereof are not guaranteed. The Santa Rosa County Commission makes no warranties, expressed or implied, as to the accuracy, completeness, currency, reliability, or suitability for any particular purpose of information or data contained in or generated from the County Geographic Database. Additionally, the Santa Rosa Commission or any agent, servant, or employee thereof assume no liability associated with the use of this data, and assume no responsibility to maintain it in any matter or form.

Future Land Use (2007-R-098)



1 inch equals 500 feet

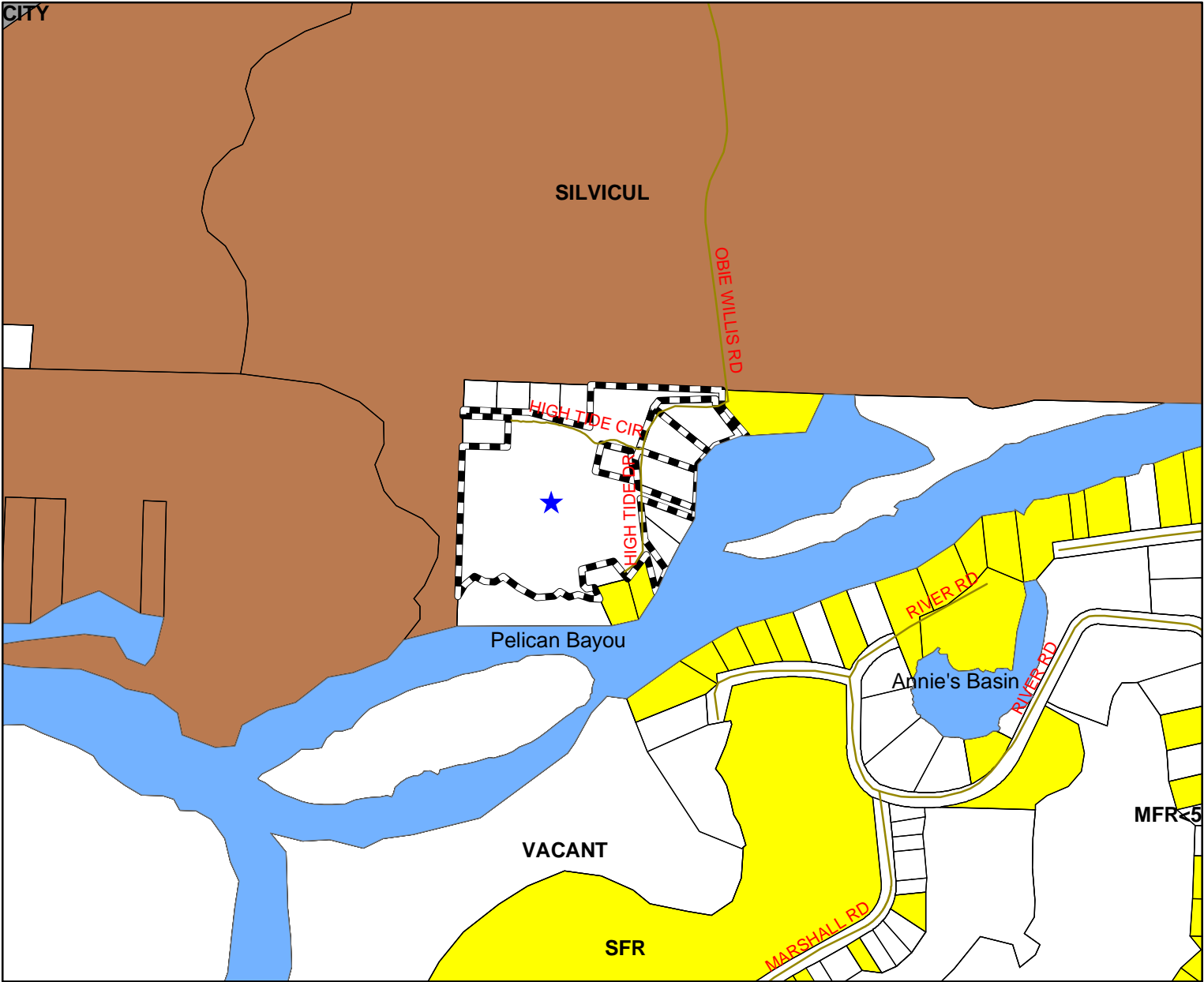


Legend

Streets	GP SINGLE FAMILY RESIDENTIAL (GPSFR)	NAVARRE BEACH MEDIUM DENSITY RESIDENTIAL (NBMDR)
07-R-098_Rezoning	GP RURAL RESIDENTIAL (GPRR)	NAVARRE BEACH MEDIUM/HIGH DENSITY RESIDENTIAL (NBMDR)
Parcels	BAGDAD HISTORIC DISTRICT (HIS)	NAVARRE BEACH HIGH DENSITY RESIDENTIAL (NBHDR)
FLUM	INDUSTRIAL (INDUS)	NAVARRE BEACH MIXED RESIDENTIAL/COMMERCIAL (NBMR)
AGRICULTURE (AG)	MARINA (MARINA)	NAVARRE BEACH UTILITIES (NBU)
SINGLE FAMILY RESIDENTIAL (SFR)	MILITARY (MIL)	CITY
MEDIUM DENSITY RESIDENTIAL	MIXED RESIDENTIAL COMMERCIAL (MRC)	RAIL
RESIDENTIAL (RES)	NAVARRE BEACH COMMERCIAL (NBCOMM)	WATER
COMMERCIAL (COMM)	NAVARRE BEACH LOW DENSITY RESIDENTIAL (NBLDR)	
CONSERVATION/RECREATION (CON/REC)		

TextDisclaimer:
The GIS maps and data distributed by the Santa Rosa County BOCC departments are derived from a variety of public and private sector sources considered to be dependable, but the accuracy, completeness, and currency thereof are not guaranteed. The Santa Rosa County Commission makes no warranties, expressed or implied, as to the accuracy, completeness, currency, reliability, or suitability for any particular purpose of information or data contained in or generated from the County Geographic Database. Additionally, the Santa Rosa Commission or any agent, servant, or employee thereof assume no liability associated with the use of this data, and assume no responsibility to maintain it in any matter or form.

Existing Land Use Map (2007-R-098)



1 inch equals 500 feet

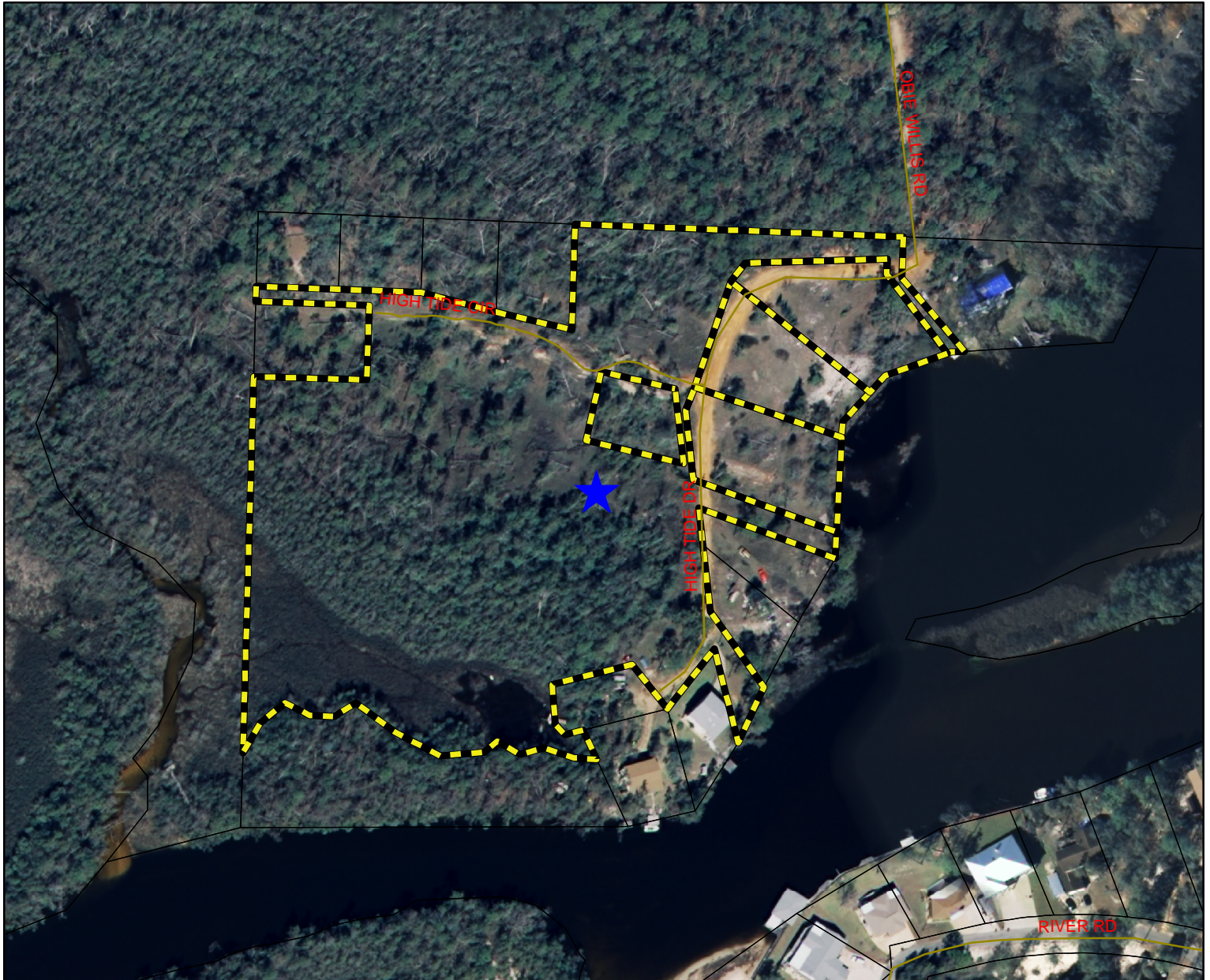


Legend

Water Bodies	City	Recreation/Open Space
Streets	Commercial	Right of Way
07-R-098_Rezoning	Institutional	Single Family Residential
Parcels	Military	Silviculture
ELUM	Mixed Residential/Commercial	Unknown
CATEGORY	Office	Vacant
Agriculture	Public Owned Property	Water
Agriculture Homestead	Recreation/Commercial	
Condo/Townhomes		

TextDisclaimer:
The GIS maps and data distributed by the Santa Rosa County BOCC departments are derived from a variety of public and private sector sources considered to be dependable, but the accuracy, completeness, and currency thereof are not guaranteed. The Santa Rosa County Commission makes no warranties, expressed or implied, as to the accuracy, completeness, currency, reliability, or suitability for any particular purpose of information or data contained in or generated from the County Geographic Database. Additionally, the Santa Rosa Commission or any agent, servant, or employee thereof assume no liability associated with the use of this data, and assume no responsibility to maintain it in any matter or form.

Aerial View (2007-R-098)



0 95 190 380 Feet



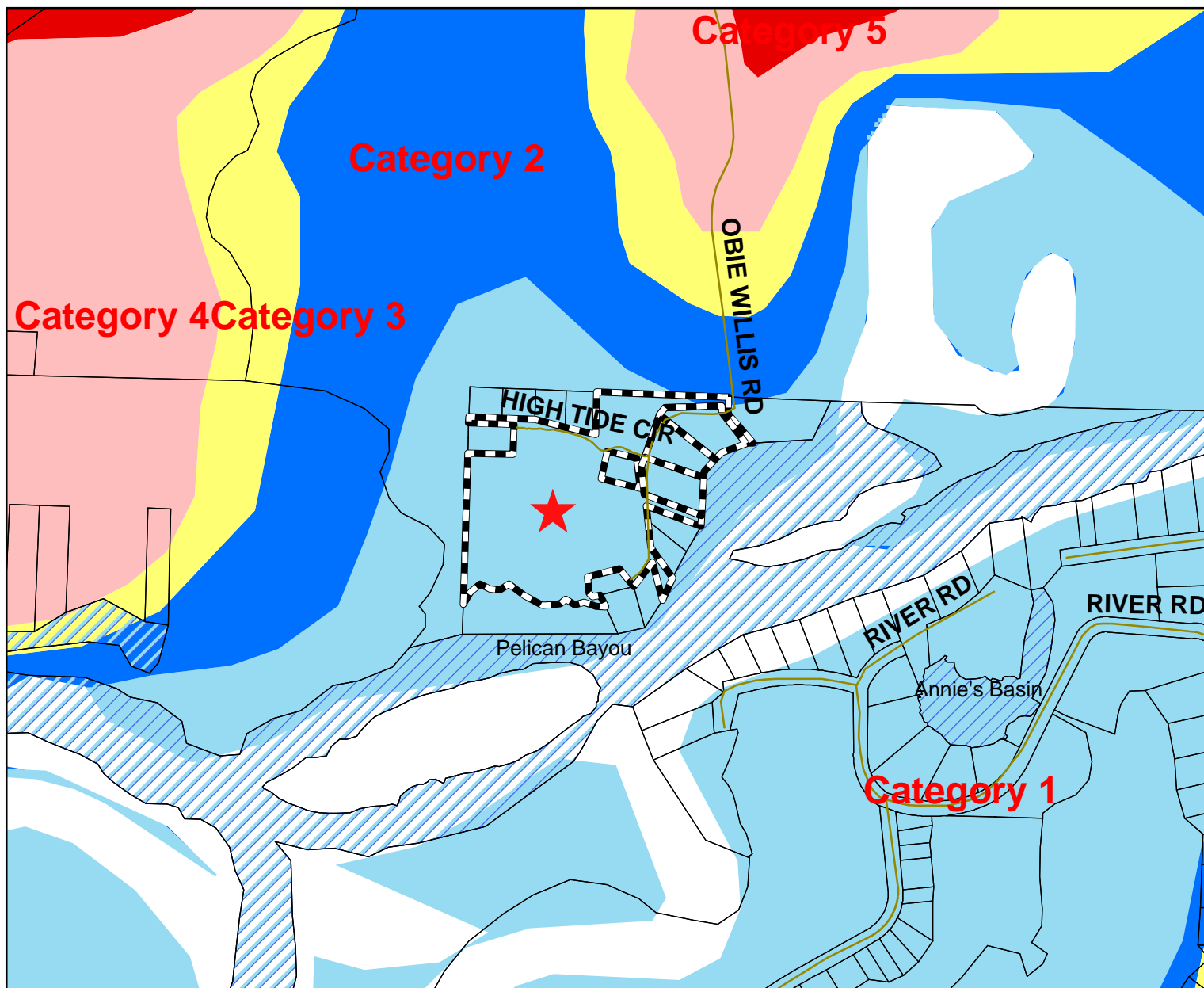
Legend

- Streets
- 07-R-098_Rezoning
- Parcels

TextDisclaimer:

The GIS maps and data distributed by the Santa Rosa County BOCC departments are derived from a variety of public and private sector sources considered to be dependable, but the accuracy, completeness, and currency thereof are not guaranteed. The Santa Rosa County Commission makes no warranties, expressed or implied, as to the accuracy, completeness, currency, reliability, or suitability for any particular purpose of information or data contained in or generated from the County Geographic Database. Additionally, the Santa Rosa Commission or any agent, servant, or employee thereof assume no liability associated with the use of this data, and assume no responsibility to maintain it in any matter or form.

Storm Surge Map (2007-R-098)



1 inch equals 500 feet

Legend

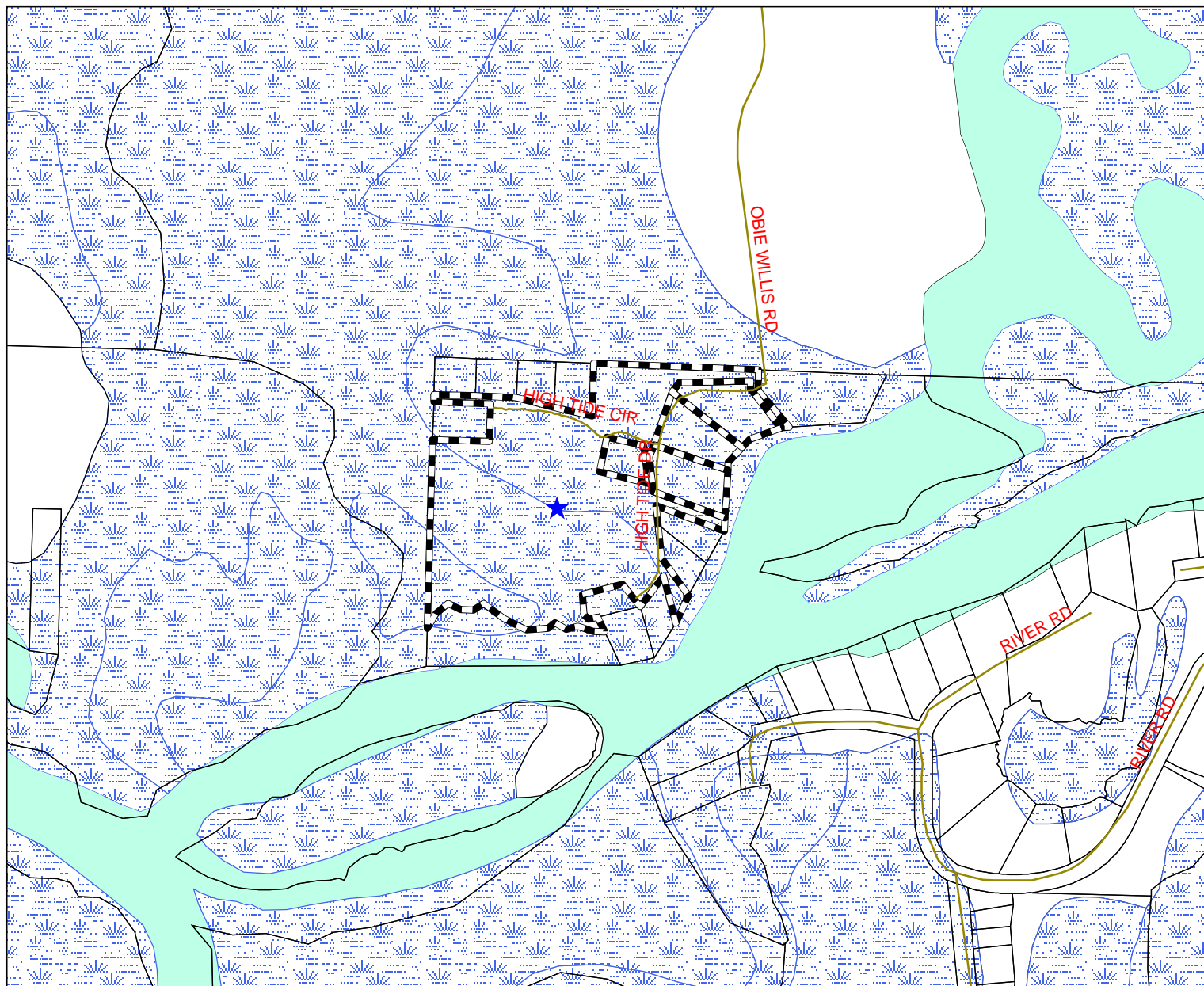
-  Streets
-  07-R-098_Rezoning
-  Parcels
-  Water Bodies
-  Category 1
-  Category 2
-  Category 3
-  Category 4
-  Category 5
-  Tropical Storm



TextDisclaimer:

The GIS maps and data distributed by the Santa Rosa County BOCC departments are derived from a variety of public and private sector sources considered to be dependable, but the accuracy, completeness, and currency thereof are not guaranteed. The Santa Rosa County Commission makes no warranties, expressed or implied, as to the accuracy, completeness, currency, reliability, or suitability for any particular purpose of information or data contained in or generated from the County Geographic Database. Additionally, the Santa Rosa Commission or any agent, servant, or employee thereof assume no liability associated with the use of this data, and assume no responsibility to maintain it in any matter or form.











Possible Wetlands (2007-R-098)



1 inch equals 400 feet



Legend

-  Streets
-  07-R-098_Rezoning
-  Parcels
- Wetlands**
-  Uplands
-  Estuarine
-  Lacustrine
-  Palustrine
-  Riverine
-  Marine
-  No Data

TextDisclaimer:

The GIS maps and data distributed by the Santa Rosa County BOCC departments are derived from a variety of public and private sector sources considered to be dependable, but the accuracy, completeness, and currency thereof are not guaranteed. The Santa Rosa County Commission makes no warranties, expressed or implied, as to the accuracy, completeness, currency, reliability, or suitability for any particular purpose of information or data contained in or generated from the County Geographic Database. Additionally, the Santa Rosa Commission or any agent, servant, or employee thereof assume no liability associated with the use of this data, and assume no responsibility to maintain it in any matter or form.